

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 8, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghioffi, Building Official

Fletcher Parsons, Associate Engineer

Elizabeth Pettis, Assistant Planner

PUBLIC HEARINGS

ITEM 1: 16611 Madrone Avenue
 Architecture and Site Application S-07-37

Requesting approval to demolish a single family residence and detached garage and construct a new single family residence with an attached garage on property zoned R-1:12.

APN 510-38-009

PROPERTY OWNER: Mark La Mar

APPLICANT: Monty Lucas

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - (b) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (c) As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence:
 1. The Town's housing stock will be maintained because a new house is proposed; and
 2. The existing structure is not historically or architecturally significant; and
 3. The property owner does not want to maintain the existing structure; and
 4. The economic utility of the building has been exceeded; and

- (d) Determine that the project is in conformance with the Hillside Development Standards and Guidelines.

- 7. *Hokanson* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner